

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP, LEED-GA  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

November 16, 2015

Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development and Commerce  
30 Montgomery Street, 14<sup>th</sup> Floor, Suite #1400  
Jersey City, NJ 07302  
Attn: Liqun Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP  
Senior Planner

c: Mayor's Office  
File  
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the November 12, 2015 regular meeting:

- 1. Call to Order
- 2. Sunshine Announcement
- 3. Roll Call – *Jacobs, Donnelly, Shedeed, Polanco-Rodriguez, Mushtaq, McMahon, Filak*
- 4. Swear in Staff
- 5. Correspondence
- 6. Old Business:

**a. Request for Rehearing:**

Case: Z15-035 Minor Subdivision  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 1, 2, 3 and 9.01  
Zone: R-1, One and Two Family Housing District  
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.

**and**

Case: Z15-019 Preliminary and Final Major Site Plan  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 9.01 and 9.02  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces  
“c” Variances: Parking aisle width, Minimum parking space dimensions  
“d” Variances: Use, Height  
**Discussed in Executive Session, Board Approved Rehearing**

**b. Case: Z11-021 Administrative Amendment**

Applicant: Newark 144, LLC  
Address: 142-144 Newark Ave  
Attorney: Charles J. Harrington, III, Esq  
Block: 11404 Lot: 25 & 26  
Zone: NC – Neighborhood Commercial District  
For: Amendment to provide commercial/office space on the third floor.  
Original December 8, 2011 approvals were to constructs a 5 story building with 4 residential units and one ground floor retail/restaurant space. Administrative amendment approved November 13, 2014 to allow commercial/office space on the second floor.  
**Decision: Approved by voice vote**

**7. Requests for Adjournment**

**a. Case: Z15-043 Preliminary and Final Major Site Plan**

Applicant: Eerlijk Consultants, LLC  
Address: 506-508 Central Avenue  
Attorney: Jennifer Mazawey, Esq.  
Block: 1601 Lot: 7  
Zone: NC – Neighborhood Commercial District  
R-1 – One and Two Family Housing District  
For: Preliminary and Final major site plan approval to rehabilitate and expand an existing single story grocery store to a 5 story, mixed use building  
“c” Variance: Parking  
“d” Variance: Use, Height  
**Decision: Adjourned to December 10, 2015 regular meeting**

8.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variances:

Decision:

Z15-046/45

Garden State Episcopal CDC

118 Summit Avenue

Eugene P. O’Connell, Esq

15305    Lot:    11

R-1, One and Two Family Housing District

Subdivision of the Parsonage from the Church and parking lot.

Preliminary and Final major site plan approval to rehabilitate, convert and expand an existing Historic Landmarked church a residential/community use, with 47 units, 14 which will be affordable. There will be two new buildings constructed along Summit Avenue and Clifton Place that will directly connect to the church, functioning as a residential complex. The former entrance way into the church will be converted into 2,000 sq ft of gallery/community space.

Parking

Use, Height

Site Plan Approved; Subdivision Approved
9.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-051

Nitin Kumar

98 Colgate Street

Eugene P. O’Connell, Esq

11009            Lot:    27

R-1, One and Two Family Housing District

Construction of a new Single Family House on an Undersized Lot

Minimum Lot Area, Minimum Lot width, Minimum Lot Depth, Minimum Rear Yard Setback, Maximum Building Coverage, and Maximum Lot Coverage

Height

Adjourned; Re-notice required
10.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

Decision:

Z15-050

Rekha Patel

344 5<sup>th</sup> Street

Eugene P. O’Connell, Esq

9905            Lot:    34

R-1, One and Two Family Housing District

Construction of a new single family house on an undersized lot

Minimum Lot Area, Minimum lot width, Minimum lot depth, Maximum building coverage, Minimum Rear Yard setback, Minimum floor to ceiling height

Approved
11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-011

J.V.J. Enterprises, LLC

414-416 First Street

James J. Burke, Esq

11007            Lot:    13

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces

Minimum lot depth, Parking space dimensions, Tandem Parking spaces

Use, Height

Carried to December 10, 2015 regular meeting
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

“d” Variance:

Decision:

Z15-049

John & Maryann, LLC

52-56 Cambridge Avenue

Ronald H. Shaljian, Esq

3802            Lot:    23

R-1, One and Two Family Housing District

Preliminary and Final major site plan approval to convert and expand an existing single story industrial building into a 5 story, with 32 units, and 20 onsite parking spaces.

Parking

Use, Height

Carried to November 30, 2015 Special Meeting

13. Case: Z15-025 Preliminary and Final Major Site Plan  
Applicant: JC General Construction, LLC  
Address: 30 Clinton Avenue  
Attorney: Jennifer Carrillo-Perez, Esq  
Block: 18603 Lot: 34  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval to convert and rehab a vacant community building into 17 units.  
“c” Variance: Parking  
“d” Variance: Use  
Decision: Adjourned to December 10, 2015 regular meeting

14. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl., Jersey City, NJ  
(1) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” variances #Z15-025 submitted by A.B.Cruz Construction Co.(94 Leonard St.) B: 402 Lot: 39  
(2) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan with “d” variance #Z15-039 submitted by 78 Summit Ave JC, LLC (78 Summit Ave.) B:17102 Lot:7  
(3) Resolution of the Jersey City Zoning Board of Adjustment Approving Preliminary and Final Major Site Plan With “c” & “d” variance #Z15-040 submitted by 7- Eleven, inc. (2380 Kennedy Blvd. & 180 Clinton Ave) B:18404 Lots: 1 & 34

Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON